



BOARD OF COUNTY COMMISSIONERS

Epimenio Griego, District 1
Garrison M. Ortiz, District 2
Zachary Swearingen, District 3

**THURSDAY, JANUARY 12, 2023
9:00 A.M.**

**PUEBLO COUNTY COURTHOUSE
COMMISSIONERS' CHAMBERS
215 WEST 10TH STREET**

LAND USE AGENDA

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, January 10, 2023, to the Department of Planning and Development or via e-mail to planning@pueblounty.us. The hearing will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>; however, public comments will not be accepted if provided on Facebook.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Please be advised that this meeting is streaming live over social media. Accommodations for individuals with sight or hearing impairment may be made by contacting Brandon Mathews at 583-6548 or TDD at 583-6550.)

9:00 A.M. CALL TO ORDER

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of December 8, 2022
- Approve Agenda of January 12, 2023

9:05 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS

1. [MAP AMENDMENT NO. 2022-013](#) - Amerco Real Estate Company
(IF REMOVED, **PUBLIC HEARING**) c/o Stephany Sheekey (Applicant/Representative)
Pueblo West Land Development, LLC (Owner)
Aerospace Drive and Industrial Boulevard, Pueblo West



The applicant/representative, on behalf of the owner, requests a map amendment to rezone four parcels of land totaling 9.6 acres from a B-4, Community Business Zone District to an I-2, Light Industrial Zone District to pursue development of a commercial/industrial use as a use-by-right (i.e., self-storage, RV storage, truck and trailer rentals associated with the proposed U-Haul Moving and Storage Store). The property is located at the southeast corner of Aerospace Drive and Industrial Boulevard in Pueblo West. **(1 minute)**

***(In order to allow the Planning Commission to make a recommendation to the Board at its January 18, 2023 meeting, staff requests Map Amendment No. 2022-013 be continued by the Board to its February 9, 2023 public hearing.)**

2. [MAP AMENDMENT NO. 2022-012](#) - John T. LoPresti and Joseph A. LoPresti
(IF REMOVED, **PUBLIC HEARING**) (Applicants/Co-Personal Representatives)
Neva I. LoPresti and Joe LoPresti Trusts,
dated January 28, 1998 (Owners)
Mangini & Associates, Inc.
c/o Rocky Mangini (Representative)
1227 Lane 37



The applicants, as co-personal representatives of the Neva I. LoPresti and Joe LoPresti Trusts, request a map amendment to apply a conforming zone district designation to one of the two (2) new parcels (1.54± acres) which is proposed to be created through LoPresti Farm Subdivision from A-1, Agricultural (minimum 35 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District. The second parcel (37.71± acres) will remain in the A-1 Zone District designation. The property is located at the NW corner of the intersection of Lane 37 and Iris Road, approximately ¼ mile south of U.S. Highway 50 East, in the Vineland area. **(1 minute)**

3. [LOPRESTI FARM SUBDIVISION PRELIMINARY PLAN NO. 2022-003](#) - John T. LoPresti and Joseph A. LoPresti
(IF REMOVED, **PUBLIC HEARING**) (Applicants/Co-Personal Representatives)
Neva I. LoPresti and Joe LoPresti Trusts,
dated January 28, 1998 (Owner)
Mangini & Associates, Inc.
c/o Rocky Mangini (Representative)
1227 Lane 37



The applicants, as co-personal representatives of the Neva I. LoPresti and Joe LoPresti Trusts, request preliminary plan approval to subdivide 40.16± acres into two (2) lots, containing 1.54± acres and 37.71± acres. A thirty (30) foot road right-of-way dedication for Lane 37 (containing 0.91± acre) is also proposed. The property is located at the NW corner of the intersection of Lane 37 and Iris Road, approximately ¼ mile south of U.S. Highway 50 East, in the Vineland area. **(1 minute)**

4. [WASTEWATER TREATMENT FACILITY SITE REVIEW NO. 2022-001](#) - Lake Pueblo State Park
(IF REMOVED, **PUBLIC MEETING**) State of Colorado, Colorado Parks and Wildlife
(Owner/Applicant)
Ricardo Goncalves, RG and Associates, LLC
(Representative)



The Colorado Parks and Wildlife (CPW) intends to make improvements to the Arkansas Point Wastewater Treatment Plant at Lake Pueblo Reservoir. The improvements do not include any type of capacity expansion, but rather only replacement of antiquated aeration equipment, and an official capacity decrease to operation as an evaporative lagoon system as it has been operating for the last 50 years. Prior to making any improvements to the facilities, the Colorado Department of Public Health and Environment (CDPHE) requires project documents and site applications be prepared and submitted to them for review and approval. As part of the submittal process, agencies within a five-mile radius of the facilities must be given the documents to review and approve themselves. Approval from the Board of County Commissioners is required since it is designated as the Area Wide Water Quality Management Agency for the Pueblo Region. **(1 minute)**

RECESS AS BOARD OF COUNTY COMMISSIONERS AND CONVENE AS ZONING BOARD OF APPEALS

9:09 A.M. ZONING BOARD OF APPEALS' REGULAR ITEMS

1. PUBLIC MEETING

RESOLUTION
[VZ 2022-025](#)

- Jordan M. Bird
Lot 258, Unit 41, Colorado City



A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 258, Unit 41, Colorado City, Pueblo County, Colorado (VZ 2022-025). **(5 minutes)**

RECESS AS ZONING BOARD OF APPEALS AND CONVENE BOARD OF COUNTY COMMISSIONERS

9:14 A.M. DISCUSSION

Status Report to Board of County Commissioners on Zoning Violations. **(5 minutes)**

9:19 A.M. OTHER BUSINESS

A Resolution Appointing Members to the Pueblo County Planning Commission. **(5 minutes)**

A Resolution Appointing a Chairperson and Vice Chair to the Pueblo County Planning Commission **(5 minutes)**

10:29 A.M. CITIZEN COMMENTS (limited to 3 minutes per speaker, total of 7 speakers)

10:50 A.M. COMMISSIONERS' COMMENTS (5 minutes)

10:55 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **February 9, 2023, at 9:00 a.m.**

*Any items that cannot be addressed within the allotted time will be heard at the next BOCC Land Use meeting on **February 9, 2023**. The meeting will be held at 9:00 a.m., in the Commissioners' Chambers at the Pueblo County Courthouse, 215 West 10th Street, Pueblo, Colorado.

(The Record: The Planning Department staff report, and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)